

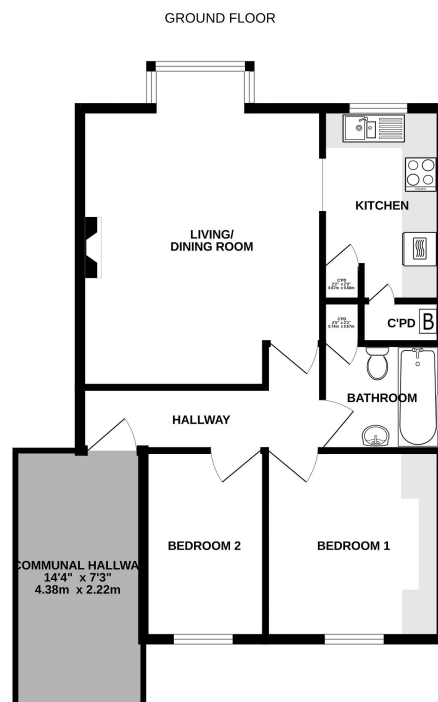
Devonshire House, West Street, Tavistock, PL19 8AN

Guide Price £210,000

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- Sought After Ground Floor Position
- Spacious Lounge/Dining Room
- Two Bedrooms
- Double Glazing and Gas Central Heating
- Centrally Located in Tavistock
- Communal Front Entrance with no steps in and out.
- Fully Fitted Kitchen
- Good Sized Bathroom
- Allocated Parking Space Plus Visitors Parking
- No Onward Chain and 999 Year Lease From 1997



DEVONSHIRE HOUSE, WEST STREET, TAVISTOCK, PL19

Whilst every attempt has been made to ensure the accuracy of the particulars contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A bright and spacious two bedroom ground floor purpose built apartment with allocated parking space located in the heart of Tavistock close to local shops and transport links, offered to the market with no onward chain.

An opportunity to acquire a rarely available and highly sought after ground floor apartment with level access and allocated off street parking space located in the centre of Tavistock only moments away from local shops and bus station with regular service to Plymouth, Oakhampton and Dartmoor.

The building is accessed via a shared pathway leading to a communal front entrance with entryphone system and well maintained hallway with stairs and lift service to all floors. No 2 is located on the ground floor providing easy unrestricted access both in and out of the building and to the car park.

The apartment itself is bright and spacious with a hallway providing access to all rooms. The Lounge is bright and airy with a large double glazed sash bay window to the rear aspect with views over the town, an ornamental feature fireplace is a nice focal point and there's enough space for a dining table and chairs. The Kitchen is usefully located next door with similar views and plenty of storage units and worktop space. The previous gas central heating boiler system has been replaced with a modern Worcester Bosch boiler which is housed in a storage cupboard at the end of the kitchen next to a handy larder storage cupboard.

Master bedroom with a double glazed window to the front aspect and fitted double wardrobes offering hanging space and shelving with overhead storage cupboards and space for a dressing table and chest of drawers.

Bedroom Two is smaller with a double glazed window to the front aspect, space for storage cupboards or study furniture and a single, small double or fold out bed.

The bathroom is a good size and accessed off the hallway with a matching suite in white comprising panel enclosed bath with a recessed thermostatic shower above and a wall mounted glass shower screen. The existing bath can be replaced with a large walk-in shower enclosure, if desired. Low flush W.C, pedestal wash hand basin and airing cupboard.

Outside: The property comes with an allocated parking space (Flat 2) which is directly in front of you when you drive into the carpark which is located to the rear of the building along with two additional visitor parking bays.

Tenure: Leasehold 999 years from 1st Oct 1997

The current Service Charge is £1,140, which includes the buildings insurance. Devonshire House Management Company (Tavistock) Limited is formed from all the shareholders (flat owners), and owns the freehold of the property. Each individual flat is leasehold. The ground rent is a peppercorn.

Flat 2 has no liability for the lift which is charged separately. This is shared by the three flats it serves, 5, 6 & 9, on the first and second floors.

Council Tax: Currently band 'A' **EPC Rating:** C (74)